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August 9, 2023

Rigo Roig - Community Association Manager
Dockside Condominium of Marco Island, Inc.
848 W. Elkcarn Circle
Marco Island, FL 34145

Email: rroig@resortgroupinc.com

RE: *Dockside of Marco – Phase I Milestone Inspection Report*
KEG File# 22RN-0921

Dear Mr. Roig:

Karins Engineering (KE) is providing this report based on our existing condition observations of limited structural components of Dockside of Marco (DCM). KE has completed Phase I Milestone Inspection in accordance with current provisions of the Florida Statutes 553.899.

Our observations are intended to identify significant deficiencies, problems or ongoing maintenance concerns that are visible at the time of our observations; the intent of our review was to ascertain the general condition of these components and to provide an opinion on the current condition. This included an observation of the main accessible structural components to include exposed columns, beams, slabs, and masonry walls. A total of 1 three-story and 1 four-story residential buildings connected by a walkway with 28 units were included in our survey. KE has inspected 30% of the lanais (9 units).

This structural inspection is for the sole purpose of identifying structural deficiencies of the building or structure that pose an immediate threat to life, safety, or where failure of a critical component is imminent. This structural inspection is for the purpose of determining the structural condition of the building or structure to the extent reasonably possible of any part, material, or assembly of a building or structure which affects the safety of such building or structure and/or which supports any dead or designed live load.

Neither our observations nor this report is intended to address hidden defects, mechanical, electrical, architectural, code compliance, or other areas of the building not specifically mentioned herein. Our investigation was not intended to be exhaustive or to detect deficiencies except as specifically mentioned herein. Due to the limited scope of this investigation, we cannot attest to the structure's compliance with applicable building codes and/or accepted construction techniques, except as noted herein. KE did not attempt to verify the adequacy of the original design or supplant the responsibility of the Engineer of Record.

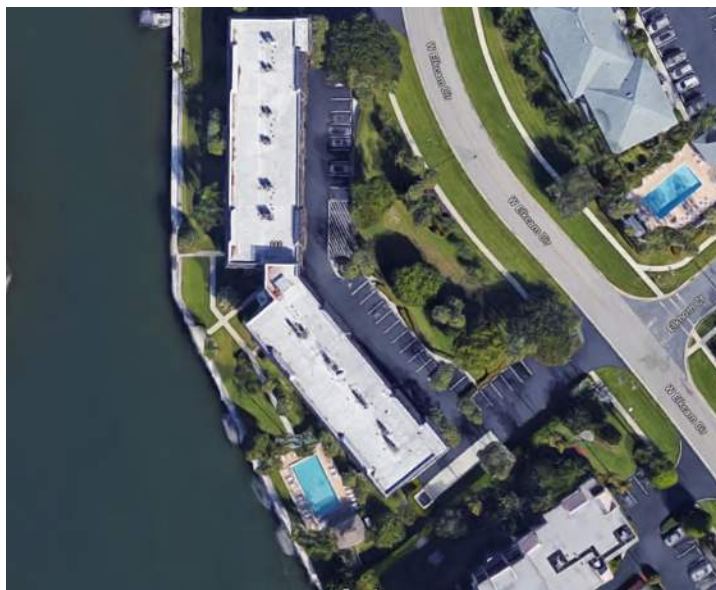


Figure 1: Aerial View of Dockside of Marco - Google Earth.

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EXECUTIVE SUMMARY

Dockside of Marco is located at 848 W. Elkcarn Circle, Marco Island, FL 34145. Dockside of Marco is comprised of 1 three-story and 1 four-story building connected by a walkway with 28 residential units total.

It is the understanding of KE that the buildings' main structure appears to consist of cast-in-place concrete slabs supported by conventionally reinforced concrete beams and columns on pile foundations.

Based on the scope of the inspection and for the areas that were able to be assessed, within a reasonable degree of engineering certainty, the building is safe for its intended use. We reserve the right to amend our opinion should new information be brought to our attention.

A few repairs at some hairline cracks at slabs and columns should take place as part of the maintenance program. Other maintenance items have either been repaired or are part of upcoming maintenance projects including painting, sealant, waterproofing and potential restoration projects.

GENERAL INFORMATION

KE visited the Dockside of Marco buildings on April 24, 2023. During our visit, KE observed the following building components with the help of maintenance staff:

- Accessible structural components at buildings' exterior
- 9 out of 28 lanais on the property
- Walkways
- Stairs

Karins visit was observational only. No destructive testing was undertaken during the tenure of our time at Dockside of Marco. KE did not observe the following:

- Major electrical components beyond corrosion
- Major mechanical components beyond obvious deterioration
- Major plumbing components beyond obvious and present leaks
- Doors and windows beyond visual inspection observable from ground level
- Exterior inspection of exterior finish beyond a ground floor level
- Foundations or groundwork including pile caps
- Major drainage systems beyond its influence on erosion
- Evacuation routes
- Stairwells

OBSERVATIONS

Concrete Systems, Structural Beams and Columns

KE accessed 9 individual lanais to observe accessible structural components. As previously mentioned, cast-in-place concrete slabs are utilized throughout the structure at all elevated decks. All observable areas of concrete slabs were noted to be in fair condition apart from isolated cases of minor concrete hairline cracks.

KE observed minor hairline cracks at concrete slabs and columns. These cracks should be repaired at the next painting/waterproofing project.

Please refer to pictures below for the isolated conditions found on these components:





Figure 2: Hairline crack at slab edge.



Figure 3: Hairline crack at column base.



Figure 4: Hairline crack at concrete beam.



Figure 5: Hairline crack at slab edge and paint blister.

CONCLUSION

This structural inspection is for the sole purpose of identifying structural deficiencies of the building or structure that poses an immediate threat to life, safety, or where failure of a critical component is imminent. This structural inspection is for the purpose of determining the structural condition of the building or structure to the extent reasonably possible of any part, material, or assembly of a building or structure which affects the safety of such building or structure and/or which supports any dead or designed live load.

KE would recommend addressing the isolated non-structural issues observed herein as soon as practical. Repair of existing concrete should be added to the restoration and painting project scope of work along with potential delaminated stucco and crack repairs.

Based on the scope of the inspection and for the areas that were able to be assessed, within a reasonable degree of engineering certainty, the building is safe for its intended use. We reserve the right to amend our opinion should new information be brought to our attention.

Our statements referring to the structural integrity of the buildings at Dockside of Marco are in reference to the original installation. Our statements are not intended to verify compliance with building codes or accepted techniques except as explicitly identified herein.

Given the prior projects completed and verified by KE, planned future projects and **DCM's** proactive approach to maintaining the building and property, KE sees no reason for concerns about the structural stability of the building at this time. However, if should ever have a concern about the elements of the property, KE recommends we are contacted for a review of the observed concern.

We trust this information is helpful. Should questions arise, please do not hesitate to call.

Sincerely,
Karins Engineering

David G. Karins. PE
President/CEO
FL PE #52677



Carlyson Delgado
Naples / Ft. Myers Branch Manager

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& SEALED BY DAVID G. KARINS, PE ON
THE DATE ADJACENT TO THE SEAL

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